

## ORDINANCE COMMITTEE OF THE AREA PLAN COMMISSION

### NEW CHAUNCEY NEIGHBORHOOD REZONE

March 26, 2015

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#### **BACKGROUND**

In April of 2013 the City Council for West Lafayette adopted the *New Chauncey Neighborhood Plan* as an amendment to the *Comprehensive Plan*. One important implementation strategy in that document was to rezone the neighborhood so that it best conforms to the future land use plan that is found inside the *Plan*.

#### **THE PROCESS**

APC staff is proposing a two-step approach to rezoning the neighborhood, an approach we've already begun in Lafayette's Centennial neighborhood. The first step, which is under scrutiny at this hearing, is a conventional rezone of the neighborhood utilizing the zoning districts presently available to us in the Unified Zoning Ordinance. If successful, the second step would follow which will bring a form-based code overlay atop the newly rezoned neighborhood. Where the first step will only bring partial conformity with the future land use plan, this second step will bring the neighborhood into complete conformity.

The reasoning for breaking up the process into two steps is to make the most of staff's time in the event that the first step is adopted and second step is not. The amount of staff time required to accomplish the second step is significant enough that only the approval of the first step will be assurance enough that the form-based code effort is desired by both the neighborhood and City Council. In December of 2014, the City of Lafayette adopted Centennial's "first step" and presently staff is fully engaged in developing a prototype form-based code overlay that will, if successfully adopted by the City of Lafayette, serve as a model for not only New Chauncey's "second step", but for other neighborhoods in our community as well.

#### **NEXT STEPS**

A majority of New Chauncey Neighborhood Steering Committee members have endorsed this rezone proposal and also the attached agreement. This agreement simply states that some areas being rezoned to R2U in the first step may come under further scrutiny for up-zoning when the form-based code is in place; the reason being that an incremental approach is more appropriate to ensure that proper development (as called for in the future land use plan) takes place and that no inappropriate development occurs during the interim period between the first step being adopted and the second step being adopted.